PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
August 27, 2001

The meeting was called to order at 7:00 p.m.

I. PRESENT ABSENT

Mr. Fred Broemmer
Mr. Mike Kodner
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. Jerry Right
Ms. Victoria Sherman
Mr. B. G. Wardlaw
Chairman David Banks
Mr. Doug Beach, City Attorney
Mayor John Nations
Mr. Charlie Scheidt, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Barbara Weigel, Senior Planner
Mr. Mike Hurlbert, Project Planner
Mr. John Wagner, Project Planner
Ms. Kathy Lone, Executive Secretary/Planning Assistant

II. INVOCATION: Commissioner Kodner

III. PLEDGE OF ALLEGIANCE: All

Chairman Banks recognized the attendance of Councilmember Jane Durrell (Ward I), Councilmember Bruce Geiger (Ward II) and Council Liaison Charlie Scheidt (Ward IV).

IV. PUBLIC HEARINGS: None

V. APPROVAL OF MEETING MINUTES

Commissioner Layton made a motion to approve the August 13, 2001 Meeting Minutes, as amended. The motion was seconded by Commissioner Kodner and passes by a voice vote of 9 to 0.

VI. PUBLIC COMMENT

1. Mr. Michael Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, speaking in favor of P.Z. 41-2000 Howard Bend Tract, P.Z. 42-2000 Howard Bend Tract and P.Z. 44-2000 Stoneridge Development;

· Speaker stated that the petitioner and owners of the property for P.Z. 44-2000 Stoneridge Development are against rezoning to 'R-5, 6,000 Square-Foot Residence District;'
· Speaker presented a hand-out to the Commission of concerns with regards to P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract;
· Speaker stated that if the Commission votes to reconsider P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract, a revised plan could be submitted before the next Planning Commission Meeting;
· Speaker stated that he understands that access would be at Ladue Road.

City Attorney Doug Beach stated that he wants the entire feasibility study for P.Z. 44-2000 Stoneridge Development presented to the City.

2. Mr. Jerry Duepner, 16640 Chesterfield Grove Road, Suite 200, Chesterfield, MO 63005, speaking in favor of P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract;

· Speaker stated that he was present to answer questions.

Commissioner Kodner left the meeting at 7:46 p.m. and returned at 7:50 p.m.

3. Mr. Mark Beldner, 317 San Angelo Drive, Chesterfield, MO 63017, President of Trustees for Monterra Subdivision, speaking in opposition to P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract;

· Speaker expressed concern with the additional students that would be added to the Parkway School District with this proposed development, and traffic at Olive Boulevard and Ladue Road.

4. Mr. Mike Horton, 14151 Ladue Road, Chesterfield, MO 63017, speaking in opposition to P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract;

· Speaker stated that the Comprehensive Plan designates this site for single-family detached homes.

5. Mr. Allan Sheppard, 826 Judson Manor Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract;

· Speaker stated that the Comprehensive Plan designates this site for single-family detached homes;
· Speaker stated that Ladue Road should remain the same as it is now.

6. Mr. Mark Leach, 1608 Ansonborough Drive, Chesterfield, MO 63017, Trustee for Chesterfield Hill, First Addition Subdivision, speaking in favor of rezoning P.Z. 44-2000 Stoneridge Development to 'R-5 6,000 Square-Foot Residence District;'

· Speaker stated that the least desirable option for this site is rental apartments;
· Speaker stated that the residents could support rezoning this site to 'R-5 6,000 Square-Foot Residence District;'
· Speaker stated that if this site is rezoned to "R-5 6,000 Square-Foot Residence District, the trustees would like to work with the City and developer on details for land use proposals that would address concerns with traffic safety, density and buffer zones.

7. Ms. Denise Koessel, 1530 Candish Lane, Chesterfield, MO 63017, member of the committee formed to oppose P.Z. 44-2000 Stoneridge Development, speaking in favor of rezoning P.Z. 44-2000 Stoneridge Development to 'R-5 6,000 Square-Foot Residence District;'

· Speaker stated that the residents would rather not have development on this site but could support rezoning to 'R-5 6,000 Square-Foot Residence District.'

8. Ms. Vicki Furlong, 14509 Debbenham Lane, Chesterfield, MO 63017, speaking in favor of rezoning P.Z. 44-2000 Stoneridge Development to 'R-5 6,000 Square-Foot Residence District;'

· Speaker states that she prefers rezoning this site to 'R-3' but will support "R-5 rezoning;
· Speaker stated that she hopes that the developer will show consideration to the residents of Chesterfield Hill Subdivision.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. Terra Corporate Park: Site Development Concept Plan and Landscape Plan for a 24.997 acre tract of land, zoned "PI" Planned Industrial District located north of Chesterfield Airport Road, south of I-64/Highway 40, and west of Long Road.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Site Development Concept Plan and Landscape Concept Plan for Terra Corporate Park. The motion was seconded by Commissioner Kodner and passes by a voice vote of 9 to 0.

VIII. OLD BUSINESS

A. P.Z. 27-2001 American Ready Mix Company; a request for a change of zoning from a "M3" Planned Industrial District to a "PI" Planned Industrial District for 9.4 acres of land at 18395 Chesterfield Airport Road, south of U.S. Highway 40/61 near McGrath Plaza. (Locator Number: 17W-63-0025).
Proposed Uses:
(ff) Manufacturing, fabrication, assembly, processing, or packaging of any commodity except: i. Facilities producing or processing explosives or flammable gases or liquids;
ii. Facilities for animal slaughtering, meat packing, or rendering;
iii. Sulphur plants, rubber reclamation plants, or cement plants, and
iv. Steel mills, foundries, or smelters.

Project Planner John Wagner asked the Commission if they had additional issues to be reviewed and addressed.

The Planning Commission did not have additional issues to be reviewed and addressed.

Chairman Banks stated that P.Z. 27-2001 American Ready Mix Company would be held until all agency comments were reviewed and addressed.

B. P.Z. 43-1999 SSM Women's Health Care Central Region; a request for a change in zoning from "C-8" Planned Commercial District to "PC" Planned Commercial District for a 23.973 acre tract of land located on South Outer Forty, with frontage on Chesterfield Parkway East, east of Clarkson Road/State Highway 340. (Locator Numbers: 18S22-0171, 18S22-0148, 18S22-0061)
Permitted Uses

A. The uses allowed in this “PC” Planned Commercial District shall be:

1. Associated work and storage areas required by a business, firm, or service to carry on business operations;

2. Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly;

3. Automatic vending facilities for:

(i) Ice and solid carbon dioxide (dry ice);

(ii) Beverages;

(iii) Confections;

4. Barber shops and beauty parlors;

5. Bookstores;

6. Cafeterias for employees and guests only;

7. Child care centers, nursery schools, and day nurseries;

8. Dry cleaning drop-off and pick-up stations;

9. Film drop-off and pick-up stations;

10. Financial institutions;

11. Hospitals;

12. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:

(i) Adequately screened with landscaping, fencing or walls, or any combination thereof; or

(ii) Placed underground; or

(iii) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning;

13. Medical and dental offices;

14. Offices or office buildings;

15. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours;

16. Public utility facilities;

17. Recreational facilities consisting of an outdoor exercise path;

18. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;

19. Restaurants, sit down;

20. Permitted signs (See Section 1003.168 ‘Sign Regulations’);

21. Souvenir shops and stands, no including any zoological displays, or permanent open storage and display of manufacturing goods;

21.Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises;
Restrictions
1. Uses 4,5,7,8,9,10,19,21 & 22 above are only permitted as ancillary uses and shall be located either in the hospital structure or in one of the medical office buildings. They are not permitted as the only use in a freestanding building.
2. The indoor sale of motor vehicles is prohibited.

Senior Planner Barbara Weigel stated that the petitioner for P.Z. 43-1999 SSM Women's Health Care Central Region has requested that this petition be held until the September 10, 2001 Planning Commission Meeting so that the Department of Planning may review the traffic study and the petitioner may respond to the setback issue.

Commissioner Nolen made a motion to hold P.Z. 43-1999 SSM Women's Health Care Central Region until the September 10, 2001 Planning Commission Meeting. The motion was seconded by Commissioner Sherman and passes by a voice vote of 9 to 0.

C. P.Z. 41-2000 Howard Bend Tract; a request for a change of zoning from a "NU" Non Urban District to a "R-3" Residential District for 39.18 acres of land located on Olive Blvd. Across from the intersection of Ladue Road and Olive Blvd. (Locator Number 17R 42 0043).

And

D. P.Z. 42-2000 Howard Bend Tract; a request for a change of zoning from a "R-3" Residential District to a "PEU" Planned Environment District for 39.18 acres of land located on Olive Blvd, across from the intersection of Ladue Road and Olive Blvd. (Locator Number 17R 42 0043).
Proposed Uses:
Dwellings Single Family, Attached
Existing Communication Tower
Existing Cemetery

Commissioner Macaluso made a motion to reconsider the change of zoning for P.Z. 41-2000 Howard Bend Tract. The motion was seconded by Commissioner Right.

Commissioner Nolen stated that one of the reasons that she would like P.Z. 41-2000 Howard Bend Tract reconsidered is due to changing the visual density with landscaping

and berms, limit access to Ladue Road and have Howard Bend restricted to right in/right out.

Commissioner Sherman stated that she would like to see how the site line distance appears up the hill so that the row of houses on Howard Bend are not placed all in a line.

Upon a roll call of the motion to reconsider, the vote was as follows: Commissioner Broemmer, no; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Chairman Banks, yes.

The motion to reconsider the change of zoning was approved by a vote of 8 to 1.

Commissioner Nolen made a motion to hold P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract for two (2) weeks. The motion was seconded by Commissioner Kodner.

Commissioner Layton made an amendment to the motion to hold P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract until the petitioner is ready to present again. The amendment to the motion was accepted by Commissioner Nolen and Commissioner Kodner.

City Attorney Beach stated that it was more appropriate to hold P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract until a definite date.

Commissioner Layton made an amendment to the amendment to his motion to hold P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract until the September 24, 2001 Planning Commission Meeting. The amendment to the amendment to the motion was accepted by Commissioner Nolen and Commissioner Kodner and passes by a voice vote of 8 to 1. (Commissioner Broemmer voted nay.)

E. P.Z. 44-2000 Stoneridge Development; a request for a change of zoning from an "NU" Non-Urban District to an "R-6" 2,000 square-foot Residence District for 9.2 acres of land located on the south side of South Outer Forty Road, northeast of Yarmouth Point Drive and Candish Lane. (Locator Numbers 19R-61-0026 and 19R-61-0312). Proposed use: Multiple-family homes.

Project Planner John Wagner gave an overview of P.Z. 44-2000 Stoneridge Development and stated that the City Council would like the Planning Commission to consider

rezoning this site to R-5 6,000 Square-Foot Residence District. Mr. Wagner stated that with an R-5 rezoning classification the maximum number of units allowed would be 67.

City Attorney Beach stated that the Planning Commission could not rezone this site to R-5 6,000 Square-Foot Residence District with a PEU (Planned Environment Unit).

Commissioner Nolen made a motion to rezone P.Z. 44-2000 Stoneridge Development to R-5 6,000 Square-Foot Residence District. The motion was seconded by Commissioner Wardlaw.

Upon a roll call the vote was as follows: Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Commissioner Broemmer, yes; Chairman Banks, yes.

The motion to rezone P.Z. 44-2000 Stoneridge Development to R-5 6,000 Square-Foot Residence District was approved by a vote of 9 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS:

A. Committee of the Whole - Meeting August 29, 2001 at 6:00 p.m. in Chambers
B. Ordinance Review Committee
C. Architectural Review Committee
D. Site Plan
E. Landscape Committee
F. Comprehensive Plan Committee
G. Procedures and Planning Committee
H. Architectural Review Board Update

Commissioner Right asked that the Landmarks Preservation Commission be added to X. Committee Reports on the Planning Commission Agenda.

Chairman Banks stated that a meeting for the Committee of the Whole of the Planning Commission would be held on Wednesday, August 29, 2001, at 6:00 p.m. in the Chambers of the Chesterfield Government Center.

Commissioner Sherman made a motion to adjourn the meeting. The motion was unanimously seconded and adjourned at 8:36 p.m.

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Victoria Sherman, Secretary